



Application

Narrative

Cash Transmittal

Development Standards

Development Application



Development Application Type:

Please check the appropriate box of the Type(s) of Application(s) you are requesting

Zoning	Development Review	Land Divisions
<input type="checkbox"/> Rezoning (ZN)	<input checked="" type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Subdivision (PP)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Subdivision (Minor) (MD)
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Wash Modification (WM)	<input type="checkbox"/> Land Assemblage
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Historic Property (HP)	Other
<input type="checkbox"/> Development Agreement (DA)	Wireless Communication Facilities	<input type="checkbox"/> Annexation/De-annexation (AN)
Exceptions to the Zoning Ordinance	<input type="checkbox"/> Small Wireless Facilities (SW)	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Minor Amendment (MN)	<input type="checkbox"/> Type 2 WCF DR Review Minor (SA)	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Hardship Exemption (HE)	Signs	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance/Accommodation/Appeal (BA)	<input type="checkbox"/> Master Sign Program (MS)	Other Application Type Not Listed
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Community Sign District (MS)	<input type="checkbox"/> Other: _____

Project Name: Cavasson Hilton Hotel

Property's Address: 18700 N. Hayden Road, Scottsdale 85255

Property's Current Zoning District Designation: P-C PCP - Crossroads East - Planning Unit V Development Plan

The property owner shall designate an agent/applicant for the Development Application. This person shall be the owner's contact for the City regarding this Development Application. The agent/applicant shall be responsible for communicating all City information to the owner and the owner application team.

Owner: Gary Nuss	Agent/Applicant: Christopher Swan, AIA
Company: Nationwide Realty Investors, Inc.	Company: BRP Architects
Address: 375 N Front Street, Suite 200, Columbus, IN	Address: 319 N Main St, Suite 200, Springfield MO
Phone: 614-857-2334 Fax: 614-857-2346	Phone: 417-865-6100 Fax: 417-865-6102
E-mail: nussg@nationwide.com	E-mail: lswan@brparc.com m
Designer: Christopher Swan, AIA	Engineer: Greg Brown
Company: BRP Architects	Company: Hubbard Engineering
Address: 319 N Main St, Suite 200, Springfield MO 65806	Address: 1201 S Alma School Road, Suite 12000, Mesa Arizona 85210
Phone: 417-865-6100 Fax: 417-865-6102	Phone: 480-892-3313 Fax:
E-mail: swan@brparc.com m	E-mail: gbrown@hubbardengineering.com

Please indicate in the checkbox below the requested review methodology (please see the descriptions on page 2).

- ☒ **Enhanced Application Review:** I hereby authorize the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology.
- ☐ **Standard Application Review:** I hereby authorize the City of Scottsdale to review this application utilizing the Standard Application Review methodology.

Owner Signature

Agent/Applicant Signature

Official Use Only

Submittal Date:

Development Application No.:

Planning and Development Services

7447 East Indian School Road Suite 105, Scottsdale, Arizona 85251 • www.ScottsdaleAZ.gov

Development Application

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Revision Date: 5/10/2018

5-DR-2020

1/24/2020

Development Application

Review Methodologies



Review Methodologies

The City of Scottsdale maintains a business and resident friendly approach to new development and improvements to existing developments. In order to provide for flexibility in the review of Development Applications, and Applications for Permitting, the City of Scottsdale provides two methodologies from which an owner or agent may choose to have the City process the application. The methodologies are:

1. Enhanced Application Review Methodology

Within the parameters of the Regulatory Bill-of-Rights of the Arizona Revised Statutes, the Enhanced Application Review method is intended to increase the likelihood that the applicant will obtain an earlier favorable written decision or recommendation upon completion of the city's reviews. To accomplish this objective, the Enhanced Application Review allows:

- the applicant and City staff to maintain open and frequent communication (written, electronic, telephone, meeting, etc.) during the application review;
- City staff and the applicant to collaboratively work together regarding an application; and
- City staff to make requests for additional information and the applicant to submit revisions to address code, ordinance, or policy deficiencies in an expeditious manner.

Generally, the on-going communication and the collaborative work environment will allow the review of an application to be expedited within the published Staff Review Time frames.

2. Standard Application Review Methodology:

Under the Standard Application Review, the application is processed in accordance with the Regulatory Bill-of-Rights of the Arizona Revised Statutes. These provisions significantly minimize the applicant's ability to collaboratively work with City Staff to resolve application code, ordinance, or policy deficiencies during the review of an application. After the completion the city's review, a written approval or denial, recommendation of approval or denial, or a written request for additional information will be provided.

The City is not required to provide an applicant the opportunity to resolve application deficiencies, and staff is not permitted to discuss or request additional information that may otherwise resolve a deficiency during the time the City has the application. Since the applicant's ability to collaboratively work with Staff's to resolve deficiencies is limited, the total Staff Review Time and the likelihood of a written denial, or recommendation of denial is significantly increased.

In addition to the information above, please review the Development Application, and/or the Application for Permitting flow charts. These flow charts provide a step-by-step graphic representation of the application processes for the associated review methodologies.

Note:

1. Please see the Current Planning Services and Long Range Planning Services Substantive Policy Statements and Staff Review Timeframes for Development Applications, number III.

Development Application

Arizona Revised Statutes Notice



§9-834. Prohibited acts by municipalities and employees; enforcement; notice

- A. A municipality shall not base a licensing decision in whole or in part on a licensing requirement or condition that is not specifically authorized by statute, rule, ordinance or code. A general grant of authority does not constitute a basis for imposing a licensing requirement or condition unless the authority specifically authorizes the requirement or condition.
- B. Unless specifically authorized, a municipality shall avoid duplication of other laws that do not enhance regulatory clarity and shall avoid dual permitting to the maximum extent practicable.
- C. This section does not prohibit municipal flexibility to issue licenses or adopt ordinances or codes.
- D. A municipality shall not request or initiate discussions with a person about waiving that person's rights.
- E. This section may be enforced in a private civil action and relief may be awarded against a municipality. The court may award reasonable attorney fees, damages and all fees associated with the license application to a party that prevails in an action against a municipality for a violation of this section.
- F. A municipal employee may not intentionally or knowingly violate this section. A violation of this section is cause for disciplinary action or dismissal pursuant to the municipality's adopted personnel policy.
- G. This section does not abrogate the immunity provided by section 12-820.01 or 12-820.02.



319 N. Main, Suite 200
Springfield, Missouri 65806
Phone (417) 865-6100
Fax (417) 865-6102

NARRATIVE

Date January 22, 2019

To Greg Bloemberg, Planner
City of Scottsdale
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251

From Christopher Swan, AIA

Copies Gary Nuss
File

Regarding Cavasson Hilton Hotel – Project Narrative

INTRODUCTION

REQUEST

The request is for Development Review Board (DRB) approval of the new full-service Hilton hotel with approximately 230 hotel rooms, 15,000 square foot of meeting space, a full-service bar, and outdoor pool (the “Development”). These structures comprise the first phase of the 134-acre premiere mixed-use development, Cavasson, which will include a mix of office, hotel(s), retail, restaurant(s), multifamily residential, services and amenities in future phases. Adjacent amenities include a 3,750-space, six-story parking structure that will serve the hotel as well as residential, retail and office uses.

CONTEXT

Cavasson is located along the Loop 101, at the northwest corner of the Loop 101 and Hayden Road (the “Site”). The existing Site is vacant and undeveloped. The majority of the Site is characterized by flat terrain with a gentle slope to the south and is sparsely vegetated with typical desert flora and fauna found in the region.

The Development is located within the Greater Airpark Character Area Plan (GACAP), which identifies this area as most appropriate for development-focused communities, supporting planned concentration of a variety of uses and discouraging sprawl. The Greater Airpark Character Area Plan presents a vision for this area as a recognized destination of national and international commerce, continuously evolving as an unparalleled place to do business, innovate, discover, captivate and dwell. The proposed hotel, along with its relevant significant infrastructure improvements, will be one step in transforming this vision into the built environment.

BACKGROUND

The Crossroads East Planned Community (P-C), as amended most recently in 2018, establishes a framework for the 1,000 +/- acre area east of Scottsdale Road, both north and south of the Loop 101 Freeway.

The Development is part of Planning Unit V within the Crossroads East P-C (see 19-ZN-2002-6). As is detailed in Attachment #2 to the Planning Unit V Development Plan,

Planning Unit V includes amended development standards for FAR, building height, open space, building setbacks, and other standards within the Planned Airpark Core Development (PCP) comparative zoning district.

DRB APPROVAL CRITERIA

The project has been designed and evaluated to exhibit general conformance to the criteria of the Scottsdale Zoning Ordinance Section 1.904:

1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.

RESPONSE: The proposed development will comply with the applicable guidelines, development standards that are applicable to Planning Unit V of the Crossroads East P-C, Design Standards & Policies Manual, Greater Airpark Character Area Plan (GACAP) and General Plan.

The proposal for this development fulfills the GACAP goals and policies by bringing major employment uses of regional significance to an area that is envisioned as a national and international center for commerce and tourism. The proposed development achieves a range of goals including developing underutilized, vacant land, integrating high quality architecture and site planning that will bring economic energy to the freeway corridor, and creating a pedestrian-oriented setting that will improve connectivity and access to and from the surrounding context.

2. The architectural character, landscaping and site design of the proposed development shall:

a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;

RESPONSE: Site and building design focus on Sonoran Desert climate through the use of solar shading, overhangs, recessed windows, building and landscaping material selection, textures, paint colors, scale and massing. The design of the structure reflects the dominant horizontal landforms of the Sonoran Desert and the southwest and incorporates natural stone with earth-tone colors and textures that seamlessly blend in with the local landscape. The exterior façade of the hotel and conference center utilizes recessed window glazing with horizontal shading features that exaggerate the wall thickness. Prominent entry and roof deck features harken back to the McDowell mountains while promoting views of the mountains.

The common open space areas and landscape character of the proposed development includes a wide variety of plants that will provide year-round color, shade and texture for the site. The proposed plant palette incorporates hardy plants known to thrive in the intense heat and sun of the desert climate. The planting scheme includes dense planting patterns and shade trees in areas with the most human interaction. The Development promotes a positive pedestrian experience by designing the pedestrian realm as an enjoyable experience with exterior circulation space as well as a variety of community gathering spaces that have lush landscaping and shade for comfort.

b. Avoid excessive variety and monotonous repetition;

RESPONSE: The design of the structures utilizes a balance of various surface textures, shifting planes, solid and void relationships to activate all sides so that every vantage point provides articulation and undulating visual interest.

c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;

RESPONSE: The development will comply with the Scottsdale Sensitive Design Principles including, but not limited to, appropriate building orientation, desert-sensitive design elements such as overhangs and recessed windows, energy-efficient building materials, lighting and mechanical systems, pedestrian connectivity, integration of low water-use landscaping and shade trees, and contextually compatible design. Refer to the Scottsdale Sensitive Design Principles Section below.

d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and

RESPONSE: Not applicable.

e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.

RESPONSE: Not applicable.

3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be so designed as to promote safety and convenience.

RESPONSE: Vehicular and pedestrian circulation has been designed to promote safety and convenience. Sidewalks are provided to separate pedestrians from vehicles with landscape buffer elements. Access to the hotel is conveniently provided with a deep canopy that extends near the drop off circle and a covered walkway between the hotel entry canopy and the conference center, which forms a protected and landscaped edge to an event lawn.

4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.

RESPONSE: Rooftop appurtenances will be fully screened and integrated into the building design by use of parapets and screening materials consistent with the exterior skin of the building on which it sits. On-site equipment and utilities will be located within designated services areas so as not to conflict with pedestrian amenities and circulation and will be screened with site walls of materials and finishes matching and complementing adjacent structures. Landscape buffers will provide secondary screening.

5. Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines;

a. Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level;

b. Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations;

- c. Reflect the design features and materials of the urban neighborhoods in which the development is located; and*
- d. Address building mass, height, materials, and intensity transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.*

RESPONSE: Not applicable.

6. The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:

- a. Accessibility to the public;*
- b. Location near pedestrian circulation routes consistent with existing or future development or natural features;*
- c. Location near the primary pedestrian or vehicular entrance of a development;*
- d. Location in conformance with the Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and*
- e. Location in conformance to standards for public safety.*

RESPONSE: Not applicable. Instead, pursuant to footnote 4 on Attachment #5 (Conceptual Open Space Plan) of the Development Plan for Planning Unit V, "Signature/Landmark open space amenities with enhanced pedestrian amenities" will be provided at the intersections of Legacy/Hayden and Legacy/Miller -- neither of which are included within the Hotel Development Site.

SCOTTSDALE SENSITIVE DESIGN PRINCIPLES

1. *The design character of any area should be enhanced and strengthened by new development.*

- Building design should consider the distinctive qualities and character of the surrounding context and, as appropriate, incorporate those qualities in its design.*
- Building design should be sensitive to the evolving context of an area over time.*

RESPONSE: With the development being surrounded by largely undeveloped land, careful consideration has been given to the design to accentuate the existing qualities of the site, including tremendous visibility, great connectivity to amenities and services and outstanding access. Reflecting upon the dominant natural landscape of the site, the design of the development strives to respect the existing landscape by utilizing indigenous planting design, highly-textured surfaces and thoughtful orientations that respond to the natural topography and landscape character. In addition, the proposed development will utilize a variety of textures and building finishes appropriate for the Sonoran Desert setting, incorporate architectural elements that provide solar shading and overhangs, and celebrate the Southwestern climate by creating outdoor gathering places for its occupants.

2. *Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features such as:*

- Scenic views of the Sonoran Desert and mountains*
- Archaeological and historical resources*

RESPONSE: The building has been appropriately sited to preserve unobstructed views of the surrounding natural landscape. Views of the surrounding desert and mountains are enhanced with generous glazing, particularly at the ground level where operable glass doors open out to a well-shaded outdoor dining, pool, and courtyard areas, providing occupants with a unique indoor/outdoor experience. Several hotel rooms

around the perimeter are provided with balconies that will further enhance the occupant's connection to the scenic views surrounding the development.

3. Development should be sensitive to existing topography and landscaping.

- A design should respond to the unique terrain of the site by blending with the natural shape and texture of the land while minimizing disturbances to the natural environment.*

RESPONSE: All landscaping will consist of low-water use desert-appropriate landscaping materials. Respecting local climate conditions, a variety of new and salvaged native materials respectful of the existing natural landscape character will be integrated to create a layering effect that will reduce the urban heat island effect. Grade changes will be accommodated by structural retaining wall systems consisting of natural materials that blend with the natural character of the site.

4. Development should protect the character of the Sonoran Desert by preserving and restoring natural habitats and ecological processes.

RESPONSE: To the extent possible, the development will include desert-appropriate landscaping including the integration of native plants. Additional landscaping will contribute to an urban habitat for wildlife and improved air quality. Desert-appropriate plants should be able to withstand the intense heat and sun of the desert climate and become self-sustaining relative to water demand.

5. The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations.

- Streetscapes should provide continuity among adjacent uses through use of cohesive landscaping, decorative paving, street furniture, public art and integrated infrastructure elements.*

RESPONSE: Pedestrian circulation along both the perimeter and through the development is an important design feature that will become part of a larger network of paths and walkways with access to retail, restaurants, multifamily residential, services and amenities in future phases. The development has been designed as a walkable community with tree-lined sidewalks, covered walkways with seating and generous community gathering spaces.

6. Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.

RESPONSE: The development is located along North Hayden Road and the Loop 101, all of which provide regional access. The development and the hotel site provide ample pedestrian and bicycle access.

7. Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.

- Design elements should be included to reflect a human scale, such as the use of shelter and shade for the pedestrian and a variety of building masses.*

RESPONSE: The proposed development will incorporate design elements that respect human-scale, providing shade and shelter through building, site, landscape and hardscape design.

8. Buildings should be designed with a logical hierarchy of masses:

- To control the visual impact of a building's height and size*
- To highlight important building volumes and features, such as the building entry.*

RESPONSE: The design of the structures utilizes a balance massing, proportion, material contrast and architectural detailing to establish a natural hierarchy that accentuates important building features, including the entries, access points, and key programmatic elements.

9. The design of the built environment should respond to the desert environment:

- Interior spaces should be extended into the outdoors both physically and visually when appropriate*
- Materials with colors and coarse textures associated with this region should be utilized.*
- A variety of textures and natural materials should be used to provide visual interest and richness, particularly at the pedestrian level. Materials should be used honestly and reflect their inherent qualities*
- Features such as shade structures, deep roof overhangs and recessed windows should be incorporated.*

RESPONSE: The proposed development will utilize a variety of desert-appropriate textures and building finishes, incorporate architectural elements that provide solar shading and deeply-recessed windows, create fluid indoor/outdoor spaces that celebrate the local climate.

10. Developments should strive to incorporate sustainable and healthy building practices and products.

- Design strategies and building techniques, which minimize environmental impact, reduce energy consumption, and endure over time, should be utilized.*

RESPONSE: The proposed development will use best management practices, efficient systems and durable materials to promote sustainability of the project. Sustainable strategies and green building techniques that minimize environmental impact and reduce energy consumption will be emphasized to the extent feasible.

11. Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.

- The character of the area should be emphasized through the careful selection of planting materials in terms of scale, density, and arrangement*
- The landscaping should complement the built environment while relating to the various uses.*

RESPONSE: Context-appropriate native plant materials will be utilized. Plant material will vary in size to provide interesting proportion and scale, density and massing that complements the design of the structures and upholds the desert character.

12. Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.

- Water, as a landscape element, should be used judiciously*
- Water features should be placed in locations with high pedestrian activity.*

RESPONSE: The proposed development will maintain a low-water-use plant palette consistent with City standards. A small, efficient water feature is provided on the hotel site outside of the lobby as an amenity for guests.

13. The extent and quality of lighting should be integrally designed as part of the built environment.

- A balance should occur between the ambient light levels and designated focal lighting needs.*
- Lighting should be designed to minimize glare and invasive overflow, to conserve energy, and to reflect the character of the area.*

RESPONSE: Lighting is designed in a manner that is respectful of the surrounding context while maintaining safety for occupants and accenting the unique architectural character of the building massing.

14. Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.

- Signage should be designed to be complementary to the architecture, landscaping and design theme for the site, with due consideration for visibility and legibility.*

RESPONSE: Project identification is contextually appropriate and will incorporate local/regional materials. Plant material selection provides a variety of heights, colors, and textures to enhance the entry signage experience.